



19-0210CVP2

TITLE: Consider/Discuss/Act on a Conveyance Plat for Lots 1 and 2, Block A, of Hardin Crossing Addition, Located on the Southwest Corner of Hardin Boulevard and Virginia Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: April 7, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

APPLICATION SUBMITTAL DATE: November 9, 2019 (Original Application)
April 24, 2020 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed conveyance plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final approval and/or filing of the plat for record.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 14.67 acres into two lots, Lot 1 and 2, Block A.

The proposed plat was previously considered for disapproval at the January 7, 2020 City Council meeting. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending approval with the conditions included in the attached summary.

The approval of a conveyance plat authorizes the recordation and conveyance of the parcel(s) created thereon, but does not authorize any type of development on the property. The applicant and future owner(s) of the property remain obligated to comply

with all provisions of the Subdivision Ordinance upon future development of the property including, but not limited to, all platting requirements, required public improvements, utility extensions, street improvements, right-of-way and easement dedications, and all other applicable requirements of the Subdivision Ordinance. The submission and approval of a conveyance plat does not vest any rights in the property.

Because Conveyance Plats are not for development purposes, a standard conditions checklist is not required.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to this request.

SUPPORTING MATERIALS:

[CC Minutes 1.7.2020](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Conveyance Plat](#)

[Conditions of Approval Summary](#)